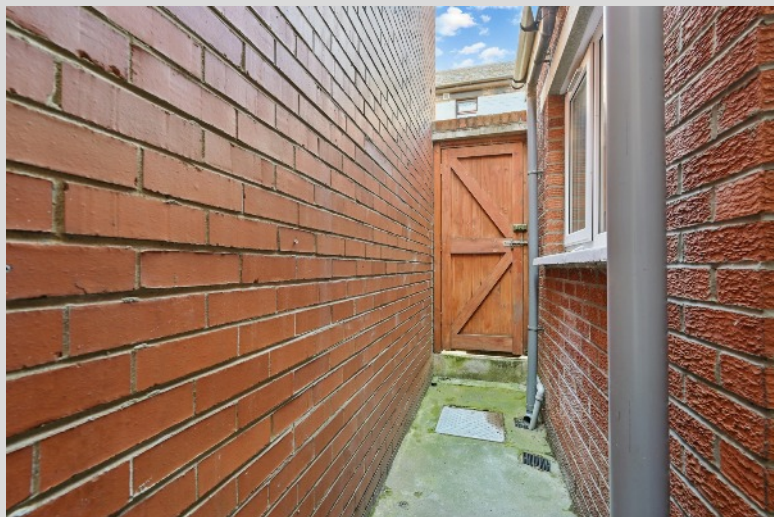


Outside

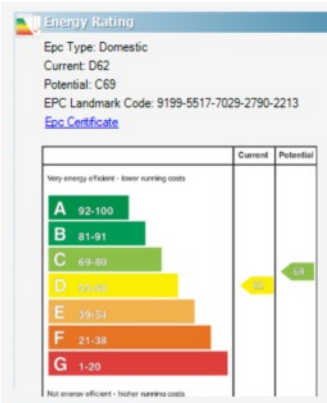
REAR   Enclosed rear yard.

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Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

North Down - 028 90 42 4747

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This spacious, red brick mid terrace property has been well maintained by the current owner and is ideal for both first time buyers and investors.

Offers Over  
£85,000

35 Connaught Street,  
BELFAST,  
BT12 6GB

The accommodation comprises; entrance porch to lounge open plan to dining room, modern fitted kitchen. On the first floor are two good sized bedrooms and a large bathroom.

Given its close proximity to Belfast city centre, Queens University and both the City and Royal hospitals, this property will prove very popular to a wide range of buyers.

Viewing by  
appointment with  
& through agent  
028 9066 3030



35 Connaught Street,  
BELFAST,  
BT12 6GB

## Property Features

- Spacious Two Bedroom Mid Terrace just off the Donegal Road, Close to Belfast City Centre
- Entrance Porch
- Good Sized Lounge with Dining Area
- Modern Fitted Kitchen
- Two Good Sized Bedrooms, One with Built in Robes
- Large Bathroom
- Gas Heating / Double Glazed Windows
- Convenient Location Close to Motorway Links, Royal Victoria & Belfast City hospitals and public transport links to Belfast City Centre
- Ideal for an Owner Occupier and Investor

## Location:

Traveling along Donegal Road towards Broadway / M1 turn right onto Richview Street then left onto Lemberg Street. Connaught Street is then the first right.

## Property Comprises

### Ground Floor

Hard wood front door and glazing to...

#### ENTRANCE PORCH:

LOUNGE OPEN PLAN TO DINING ROOM 20' 4" x 8' 6" (6.2m x 2.59m) At widest points. Fireplace with gas coal effect fire, laminate wood effect floor, understair storage.

MODERN FITTED KITCHEN: 12' 6" x 7' 4" (3.81m x 2.24m) Range of high and low level units, work surface, single drainer stainless steel sink unit, cooker with extractor over, plumbed for washing machine, low voltage spotlights, gas boiler.

### First Floor

#### LANDING:

BEDROOM (1): 12' 0" x 10' 4" (3.66m x 3.15m) Built in robe with mirrored doors.

BEDROOM (2): 8' 1" x 6' 11" (2.46m x 2.11m)

MODERN BATHROOM White suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, low voltage spotlights, extractor fan.

